



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

BUILDING AND SAFETY DIVISION

East Los Angeles District Office
5119 E. Beverly Blvd.
East Los Angeles, CA 90022
Telephone: (323) 260-3450

JAMES A. NOYES, Director

April 3, 2001

Annette M. Duran & Francisco Diaz
626 S. Fetterly Ave.
Los Angeles, CA 900222518

Dear Annette M. Duran & Francisco Diaz

Subject Property: 626 S. Fetterly Ave., Los Angeles

AIN: 5240-005-007

An inspection of the above-referenced Subject Property reveals that violations of the Los Angeles County Building Code (Title 26) exist, as described on the attached Notice of Violation card. A duplicate of this letter was posted on the subject property on **3/15/01**

Pursuant to Section 103.4 of Title 26, where property is determined to be in violation of any provision of Title 26, the Building Official may initiate proceedings to record a Notice of Violation against the Subject Property with the County Recorder's office.

Additionally, pursuant to Section 103.5 of Title 26, any persons that violates any provision of Title 26 shall be responsible for the costs of any and all code enforcement actions taken by the Building Official in response to such violations. Pursuant to Section 107.9 of Title 26, these costs may include (without limitation), the following:

- | | | |
|----|---|-----------------|
| 1. | For processing a 45-day notice pursuant to Section 103.4: | \$317.50 |
| 2. | For processing and recording a Notice of Violation pursuant to Section 103.4: | \$252.40 |
| 3. | For processing and recording a Rescission of Notice of Violation pursuant to Section 103.4: | \$217.00 |

These fees are based on the current fee and are subject to adjustment each fiscal year (July 1).

This notice is provided to allow you to abate (correct) the noted building code violations before the Building Official initiates proceedings to record a Notice of Violation and to avoid the assessment of any corresponding code enforcement fees to you.

If you have not obtained all necessary permits by **4/18/01** to commence and bring the Subject Property into code compliance, the Building Official will initiate proceedings to record a Notice of Violation and assess any corresponding code enforcement fees to you. Please be advised that, as part of the permit process, you may need to submit building plans for review and approval by the Building Official.

Any further information may be obtained by contacting the undersigned at (323) 260-3450

Very truly yours,

JAMES A. NOYES
Director of Public Works

Margaret Pagan

MARGARET PAGAN
Senior Building Engineering Inspector

Date Mailed 4/2/01 By M Pagan Date Posted 4/2/01 By M Pagan

*Logged
JSA*



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NOTICE OF VIOLATION

4/3/01

SUBJECT PROPERTY: **626 S. Fetterly Ave., Los Angeles**

OWNER: **Annette M. Duran & Francisco Diaz**

THE WORK PERFORMED IS IN VIOLATION OF THE ORDINANCE(S) INDICATED BELOW:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Building Code | <input checked="" type="checkbox"/> Plumbing Code |
| <input type="checkbox"/> Mechanical Code | <input checked="" type="checkbox"/> Electrical Code |
| <input type="checkbox"/> Grading Code | <input checked="" type="checkbox"/> Zoning Code |

DESCRIPTIONS:

Carport & garage have been converted without benefit of permits or approvals.

Additional units at rear of property, next to carports, have been constructed without benefit of permit or approvals. Submit plot plan of entire lot & obtain necessary permits.

☐ **STOP ALL WORK**

- ☒ Submit plans for the cited work within 10 days to the office listed above and apply for a plan check for the required permit(s).
- ☒ Obtain permit(s) within 10 days office listed above for the cited work.
- ☒ A referral has been made to the Enforcement Section of the Department of Regional Planning.
- ☐ A referral has been made to the District Attorney's Office for Criminal Prosecution.

Issued By: Margaret Pagan

Phone: (323) 260-3450

Date Mailed 4/3/01 By M. Pagan Date Posted 4/3/01 By M. Pagan

NOV 2 52002

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

02:2881318

NAME
ADDRESS
CITY & STATE
ZIP
Jorge Tejeda
628 S. Fetterly Ave
Los Angeles, CA
90022

Title Order No.

Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AP # 5240-005-007

GRANT DEED

** This is a bonafide gift and the
The undersigned declares that the documentary transfer tax is \$ and is
☐ computed on the full value of the interest or property conveyed, or is
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land,
tenements or realty is located in ☐ city of and
unincorporated area
** Grantor received nothing in return, R & T 11911
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Alberto Tejeda, a single man.

hereby GRANT(S) to Alberto Tejeda a single man, Jorge A. Tejeda, a single
man, and Maria Del Carmen Molesio, a single woman, all as joint
tenants
the following described real property in the City of Los Angeles
County of Los Angeles, State of California:

The Southerly 40 feet of the Northerly 80 feet of Lot 3, Block 8
Tract #4074 in the County of Los Angeles, California as per map
Recorded in book 44, pages 25 and 26 of Maps in the office of the
County Recorder of said County. Commonly known as 626-628 S Fetterly

Dated 9/16/2002

Alberto Tejeda

STATE OF CALIFORNIA } S.S.
COUNTY OF Los Angeles

On SEPTEMBER 18, 2002 before me,
JAMES ARRIAGA, Notary Public, personally
appeared ALBERTO TEJEDA

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

OTC-101 (8-93)

Name

Street Address

City & State